



No Place Like Home;  
No Home Like Ours.

### SUNSHINE HOMES

—with ground all around  
and real open fireplaces—  
for no more than a house  
in a row.

Finished and Unfinished—Open 9 to 6  
On Arkansas Ave. at 13th  
between Emerson and Far-  
ragut. Saul's Addition.

15th and G. Ave. car to Emerson.  
On 12th St. at Michi-  
gan Ave., Brookland. Over  
20 sold. 40 acres in de-  
velopment.

At end of "Brookland" car line.  
**MIDDAUGH & SHANNON, Inc.**  
Since 1899 Owner  
Woodward Building, 15th and H

## REALTORS FORESEE BUILDING ACTIVITY

Expect General Resumption  
of Construction on All  
Types of Structures.

A marked improvement in the building and real estate business of Washington, accompanied by a general resumption of construction work on all types of structures, is looked for by local real estate men with the opening of the new year.

Cognizant of the fact that the late months of 1920 saw a lowering of prices on building materials, a stabilization of the labor market, and an improvement in the financial situation, builders are optimistic over the outlook for the coming year.

**Shortage Still Awaits.**  
It is pointed out that besides the more encouraging conditions brought about by the general business awakening, there are other impelling factors which point to an active year in building circles of the National Capital. Principal among these is the knowledge that the housing shortage in the District of Columbia continues to be acute, and that homes must be provided at once for hundreds of families. With the approach of seasonable weather it is expected that builders will devote their efforts to filling this demand, taking advantage of the return to a somewhat more normal state of the construction industry "to make up for lost time."

In addition it is known that a number of builders who have been holding off in their program to await more auspicious conditions for building are planning to launch their projects early this year. Architects of Washington have been asked to "un-pick" plans filed away during the construction crisis, and investors are looking over the field with a view to financing promising operations.

**Agents Expect Revival.**  
Real estate agents expect a revival of business during the months leading up to the date of inauguration, due to the influx of new government officials with their families. The change in administration will leave vacant many houses in various parts of the city only for a short time, however. With a total of 5,000 more houses needed to comfortably accommodate the population of the city, little difficulty should be met with by agents in finding tenants. With the prospect of providing homes for the high government officials who are scheduled to take office March 4, local real estate men will enter the year with the determination to take part in the resumption of transactions incident to the incoming of these new families.

If predictions to the effect that the United States Supreme Court will have decided on the constitutionality of the Bell rent act by February or March come true, another uncertainty which has attended the real estate industry here will be dispelled, opening the way for a more stabilized rental and investment market in Washington.

**Builders See Improvement.**  
Builders and bankers throughout the country join with the local business men in forecasting better building conditions in 1921.

S. W. Straus, president of the S. W. Straus Company, bankers, of New York, is one of those who express optimism with regard to construction of the future. In a statement issued today he says:

"The enormous housing shortage will constitute a potent impelling force back of building activities in 1921. There are times when the law of supply and demand ceases to function, but such periods must of necessity be transitory. With a deficit estimated at 2,000,000 homes, or housing facilities equal to the most exacting requirements of about 10 per cent of the population of our country, the year 1920, while witnessing considerable building activities in some places, has not relieved the situation. These are abnormal conditions, and the economic tendency is always toward normality. When we have an oversupply of buildings the industry slackens, and when there is a great shortage, such as now exists, forces of prodigious strength are at work seeking to restore a normal balance of supply and demand."

**GEORGETOWN PROPERTY  
AMONG FIVE TRANSFERS**

Old Place on O Street to Be Remodeled by Its New Owner.

Five residence properties were sold this week through the office of Boss & Phelps. The sales included an old Georgetown property on O street, which will be remodeled.

Robert R. Mahoney, realtor, purchased a new home in Chevy Chase, at 2715 Ingomar street. The house is one of six new residence properties just completed by Boss & Phelps. This building is of frame and shingle construction with nine rooms, two baths, hot-water heat and electric lights. One of the features of the house is a living room about twenty-five feet long with open fireplace.

Marie E. Hyatt sold her home at 1314 Monroe street northwest to Silas B. Buckner. The house is a brick construction and contains six rooms, two baths, hot-water heat and electric lights. It will be occupied by the purchaser for a home.

Louis R. Moss bought 1315 Kilbourne street and Libbie Kraft purchased 1317 Kilbourne street. These houses were owned by Boss & Phelps and were built about ten years ago by D. J. Dunham. Each house has six rooms and bath, hot-water heat, electric lights, inlaid floors and front and rear porches.

Maj. A. Parker Hitchens purchased a home at 1325 O street, in Georgetown. This is a brick house, containing ten rooms and bath, situated on a large lot. Maj. Hitchens is making extensive alterations, preparatory to occupying the premises.

**LOANS ON REAL ESTATE.**  
Life Insurance Companies Lend \$230,000,000.

In response to the nation-wide cry for shelter and reduced living costs, the life insurance companies of the country for the first ten months of 1920 loaned more than \$230,000,000 on city and farm real estate mortgages, according to Haley Fiske, of the Metropolitan Life Insurance Company of New York.

The companies have the enormous sum of \$2,032,000,000 invested in bonds and mortgages throughout the country, almost equally divided between farms and cities.

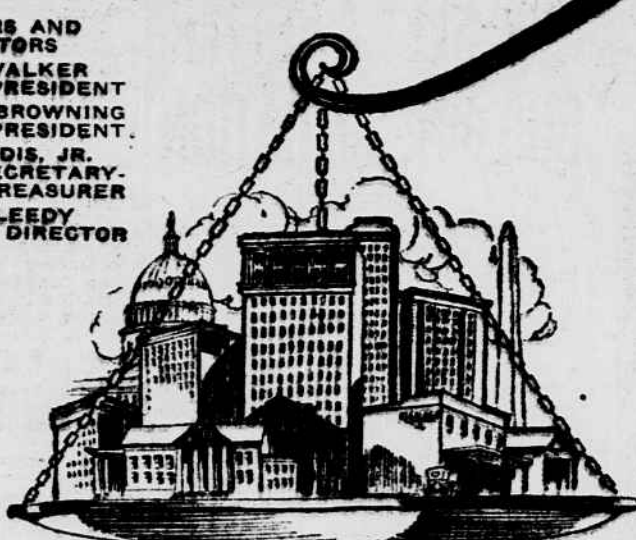
Commitments for many millions more have been made, he declares, one company alone having promised nearly \$50,000,000 in loans not yet closed. Mr. Fiske stated that real estate mortgage loans now make up more than 20 per cent of the assets of American life insurance companies.

**URGE MORTGAGE PLAN.**  
Richmond Chamber of Commerce Hears Scheme.

A plan for setting aside 5 per cent of the combined savings deposits of Richmond banks for first mortgage loans to finance building was recently placed before the Richmond Chamber of Commerce.

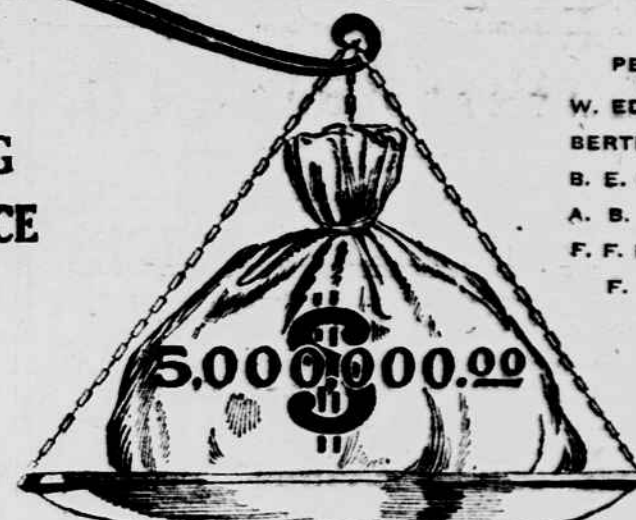
Under the proposed plan adequate funds could be supplied for the construction of about 500 homes. Business men have suggested supplying funds for a pool, if the bank plan does not materialize.

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ALLAN E. WALKER  
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SETTLEMENT  
F. F. KIDD  
AUDITOR  
F. R. HUNTER  
RENTS

Sales for the Year—Ending December 31st

More than \$5,000,000.00

AMONG the things we in America have in common is our new world heritage of inspiring enthusiasm that is forever seeking and striving for higher goals; that is never content with ordinary success.

The year just brought to a close has been an unusual year in

HERE at the seat of government, in the Nation's Capital City, this company has had a noteworthy part in making the past year a very successful one for Washington realty. The books of the company show that sales have been consummated during 1920 at an aggregate of \$5,041,800, as follows:

Total Sales of Business Property.....	\$698,950.00
Total Sales of Unimproved Property....	519,427.52
Total Sales of Out-of-town Property....	14,000.00
Total Sales of Apartments.....	3,314,340.00
Total Sales of Residential Property.....	495,082.50
Total Sales.....	\$5,041,800.02

Nearly \$2,000,000 of these sales have been of Co-operative Apartments. Such a great percentage is particularly gratifying, for the reason that it is evidence of a great success that is attributable to the foresight and courage of the Allan E. Walker Company exclusively; that is, introducing to Washington its plan of Co-operative Ownership.

This has been pronounced as the greatest forward step that has been made in local real estate for a decade or more. When it is further considered that this plan was inaugurated but nine months ago, the marked demand for apartments under our co-operative plan is all the more impressive.

AS the nearest guarantee for the future is the history of the past, so the success of the Allan E. Walker Company in the past is a safe guidepost for those who in the future will have need of competent advice and aid in the selling, buying or renting of real estate, in the effecting of loans, the placing of insurance or in any related capacity.

# ALLAN E. WALKER & CO., Inc.

REAL ESTATE AND INSURANCE BROKERS

813 Fifteenth St. N.W.

Southern Building

virtually every theater of human activity. It was inevitable that the important field of Realty should be affected, intimately and literally involved as it is with the very foundations of the home, the industrial and mercantile establishments, the states—the fundamental parts so essential to the complete parcel, the nation itself.



## Looking Ahead

I LOOK forward to great development in the City of Washington during the coming year. I expect to see an increased population. Although the number of employees in many of the Departments may be decreased, the expanding activities of other Departments will result in an increase. Any net decrease in my opinion will be more than offset by the influx of those attracted to Washington by the political, social, intellectual and musical activities and by the personnel of the many large corporations, legal firms, and the like, which are constantly finding it necessary to establish principal or branch offices in the City of Washington to handle the large volume of business in the many lines of Government activities.

Undoubtedly there will be a large amount of commercial building. The question of future home building will be regulated by the investment return. With the prospective congested conditions I see no prospect of a substantial reduction in present real estate values.

Allan E. Walker.

Irrespective of what your real estate interests may be, whether active or merely prospective, you are assured of complete facilities and competent personnel when you call upon the—

## Wonderful combination of City and Suburbs

You are in the city in Armsleigh Park—and yet you have the attractive environment of a most beautiful suburb.

Armsleigh Park lies just between Cleveland Park and Chevy Chase—on the highest point of ground in the District of Columbia—there are stores, public and private schools, churches, etc., handy by—and with streets carefully laid out; alleys improved.

The Cottages and Bungalows which comprise this community are of most artistic design; superior construction; completely equipped with every modern convenience—real Homes—constituting a real investment—offered at remarkably low prices—and on pleasing terms.

Six and Eight Rooms—Wholly Detached  
Open for inspection every day and evening. Take Chevy Chase cars to Albemarle street, walking west—Wisconsin ave. cars to Windom street—or phone Cleveland 1490 and I will call for you.

**R. E. Hamilton**  
Owner's Representative  
4415 39th Street

6 Specials Taken From Our List, Which We Consider Exceptional Bargains  
Open for Inspection Sunday

1  
**Columbia Heights**  
3568 11th St. N.W.  
Splendid 6-room, reception-hall plan home; newly papered and painted throughout; large lot. Price, \$7,250.

2  
Open for Inspection Sunday  
**Columbia Heights**  
1302 Columbia Road N.W.  
Magnificent location; contains 10 rooms, 6 bedrooms; hot-water heat; electric lights; perfect condition throughout. Price, \$11,750. Semi-monthly cash payment, balance monthly.

3  
Open for Inspection Sunday  
**Washington Heights**  
3240 19th St. N.W.  
A most exclusive residential section; beautiful 6-room home, 65 feet wide; 2 complete baths; built-in refrigerator; built-in garage; cement porches, front and rear. The only home of its kind in the city. Can be bought for the price 6-room homes have sold for in this vicinity.

4  
Open for Inspection Sunday  
**Northeast**  
905 C Street N.E.  
8 rooms, all of which are very good size; newly papered; home in splendid condition throughout; especially well arranged for the accommodation of two families. Price, \$5,750. \$500 cash, balance monthly.

5  
Open for Inspection Sunday  
**North Columbia Heights**  
905 Shepherd St. N.W.  
Beautiful 8-room home, 22 feet wide; 4 splendid bedrooms; thoroughly modern throughout; built-in open fireplace; cement porches; attractively decorated. A home you will be proud to call your home. Price, \$10,750—a price 6-room homes have sold for in this location.

6  
Open for Inspection Sunday  
**Downtown**  
920 23rd St. N.W.  
Splendid 11-room and 3-bath home, conveniently located in downtown department store district; excellently arranged for subletting. An unusually good buy. Price, \$11,000, on very attractive terms.

**CHAS. D. SAGER,**  
923 Fifteenth St. N.W.  
Main 34.